

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager on Behalf of the City of Lowell, to accept a Fiduciary Deed from the Estate of Nicholas J. Rabias a/k/a Nicholas Rabias to the City of Lowell.

The Estate of Nicholas J. Rabias a/k/a Nicholas Rabias desires to donate the property located at 78 Lexington Avenue, Lowell, MA to the City of Lowell; and

The City of Lowell desires to accept the gift of the property located at 78 Lexington Avenue, Lowell, MA.

NOW, THEREFORE, BE IT VOTED:

That the City Manager be and she is hereby authorized in the name of the City of Lowell, to accept the gift of the property located at 78 Lexington Avenue, Lowell, MA pursuant to Massachusetts General Laws Chapter 44, Section 53A½. Said Fiduciary Deed is attached hereto as attachment "A".

FIDUCIARY DEED

I, **Steven C. Panagiotakos**, Personal Representative of the Estate of **Nicholas J. Rabias a/k/a Nicholas Rabias**, late of Lowell, Massachusetts, in the County of Middlesex, by power conferred by the Last Will And Testament of Nicholas Rabias, for consideration paid, and in full consideration of **ONE (\$1.00) DOLLAR** grant to **City of Lowell** of 375 Merrimack Street, Lowell, Massachusetts 01852 all right, title and interest in

The land in said Lowell and consisting of two parcels of land as follows:

- PARCEL 1 The land in said Lowell situated on the westerly side of Lexington Avenue, the southerly side of Malden Avenue and the easterly side of Melrose Avenue and bounded: Easterly by Lexington Avenue, 140 feet; Northerly by Malden Avenue, 230 feet; Westerly by Melrose Avenue, 120 feet; Southerly by lot marked S119 on plan of land hereinafter mentioned, 115 feet; Westerly again by last named land, 20 feet; and Southerly again by lot 72 on said plan, 115 feet. Containing 29,900 square feet be said contents and any or all of said measurements more or less and being lots 69, 70, 71, 87, 88, 89 on a plan of land entitled "Boulevard Terrace, Geo. A. McCormack Land Co., R.C. Hunter, C.E. June 1915: which plan is recorded in Middlesex North District Registry of Deeds, Plan Book 32, Plan 67.
- PARCEL 2 The land in Lowell situated on the easterly side of Lexington Avenue and bounded: Westerly by Lexington Avenue, 360 feet; Southerly by lot 99 on a plan hereinafter mentioned, 120 feet; Easterly by lots 6, 8, 10, 12, 14 and 16 on said plan, 360 feet; and Northerly by lot 85 on said plan, 120 feet. Containing 43,200 square feet, more or less, and being lots 87, 89, 91, 93, 95, and 97 on a plan entitled "Plan of Land in Lowell, Mass., belonging to the Heirs of J.B.V. Coburn, surveyed April 1892, Osgood & Snell C.E.'s" which plan is recorded in said registry, Plan Book 8, Plan 30. The said lot 95 above conveyed is the same premises shown as lot 38 on the plan recorded in Plan Book 32, Plan 67, referred to in Parcel 1 hereinabove described.

"A"

For Grantor's title see deed from Thomas F. Ryan, et ux, to Nicholas Rabias, dated June 23, 1960 and recorded with Middlesex North District Registry of Deeds in Book 1481, Page 377. The said Nicholas Rabias died on July 20, 2015.

The subject property is not homestead of Steven C. Panagiotakos and no other person is entitled to homestead protection on the premises. No title exam was done in preparation of this deed.

Witness my hand and seal this _____ day of July, 2019.

Steven C. Panagiotakos, P.R.
Estate of Nicholas J. Rabias a/k/a
Nicholas Rabias

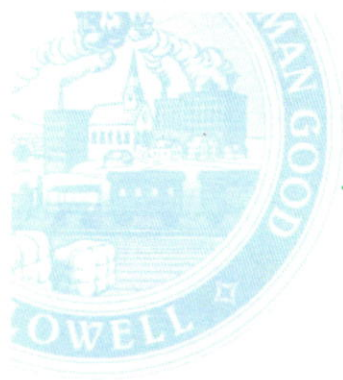
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July _____, 2019

On July____, 2019, before me, the undersigned notary public, personally appeared **Steven C. Panagiotakos, Personal Representative**, proved to me through satisfactory identification, being my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed said document voluntarily for its stated purposes, by his free act and deed and the free act and deed of the Estate of Nicholas J. Rabias a/k/a Nicholas Rabias.

Notary Public: Martha E. Howe
My Commission expires: 10/11/2024



City of Lowell - Law Department

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July 9, 2019

Mayor William Samaras
and
Members of the City Council

Subject: Accept Fiduciary Deed for 78 Lexington Avenue

Dear Mayor Samaras and Members of the City Council:

Attached please find a request for acceptance of a gift of property. The Estate of Nicholas Rabias is proposing to donate the property at 78 Lexington Avenue to the City of Lowell. By this Vote, the City would accept the property and work with the Department of Planning and Development as to determining its best use.

Very truly yours,

Christine P. O'Connor
City Solicitor

CPO/cbg
Attachment

cc: Diane Tradd, Assistant City Manager/DPD Director
Patricia Lucken, Asset Manager